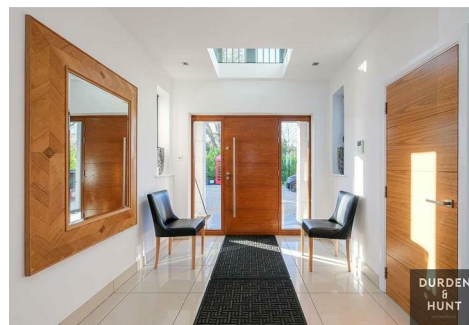
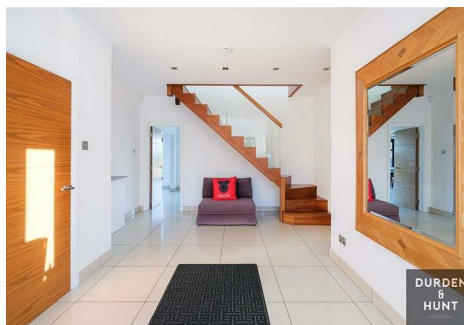


DURDEN & HUNT

INTERNATIONAL



Hoe Lane, Abridge RM4

Asking Price £2,000,000

- Rolling Countryside Views
- Double Garage And Ample Off Road Parking
- Expansive Garden
- Multiple Reception Rooms
- Five Bedrooms, Five Bathrooms
- Detached Gated Residence
- Detached One Bedroom Annexe
- Sought After Location
- Utility Room And Downstairs Shower Room
- Open Plan Kitchen And Living Room With Air-Conditioning

Hoe Lane, Abridge RM4

Rolling Countryside Views - Detached Gated Residence - Double Garage And Ample Off Road Parking - Detached One Bedroom Annexe - Expansive Garden - Sought After Location - Multiple Reception Rooms - Utility Room And Downstairs Shower Room - Five Bedrooms, Five Bathrooms - Home Office - Three Reception Rooms - Open Plan Kitchen And Living Room

 5  5  4  C

Council Tax Band: G



Nestled in the sought after village of Abridge and surrounded by the picturesque Essex countryside, this impressive detached residence offers over 3,500 sq ft of versatile living space, making it the perfect choice for families and those seeking multigenerational living.

Set behind secure gates on a generous landscaped plot, the property boasts exceptional privacy and kerb appeal. The ground floor features three spacious reception rooms, a stunning open plan kitchen/dining room with air conditioning, ideal for entertaining, a home office, utility room, and a modern downstairs shower room. An integral garage adds convenience and further potential for development (subject to planning permission).

Upstairs, a large galleried landing leads to four generously proportioned bedrooms, three of which benefit from air con, and three bathrooms.

The beautifully maintained rear garden includes a detached annexe, comprising a lounge, kitchen, bathroom, and bedroom, perfect for guests, extended family, or independent living.

Further benefits include ample off road parking, air-conditioning in three bedroom and kitchen , a spacious integral garage with extension potential (STPP), and a tranquil setting with countryside views, all within easy reach of local amenities and transport links.

Ideally located in picturesque Abridge the area offers a selection of shops, schools and amenities, including popular pubs and restaurants. It also benefits from an abundance of open green spaces which provide ample opportunity to get outside and explore the great outdoors on countryside walks. A good selection of shops, further schools and transport links, including the M11 and Debden and Theydon Bois Underground Stations offering access into London, can be found in the neighbouring areas.

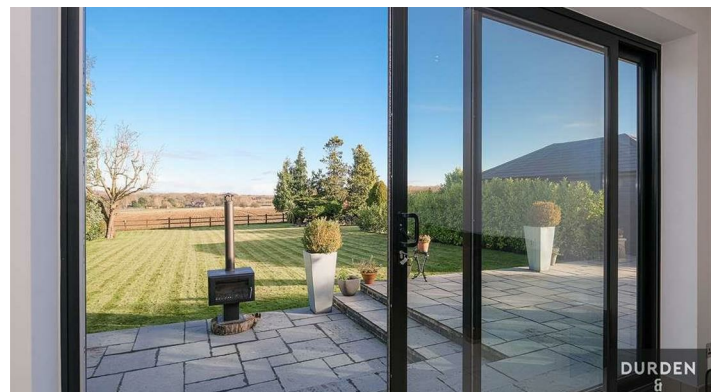
Contact Durden & Hunt for a viewing!

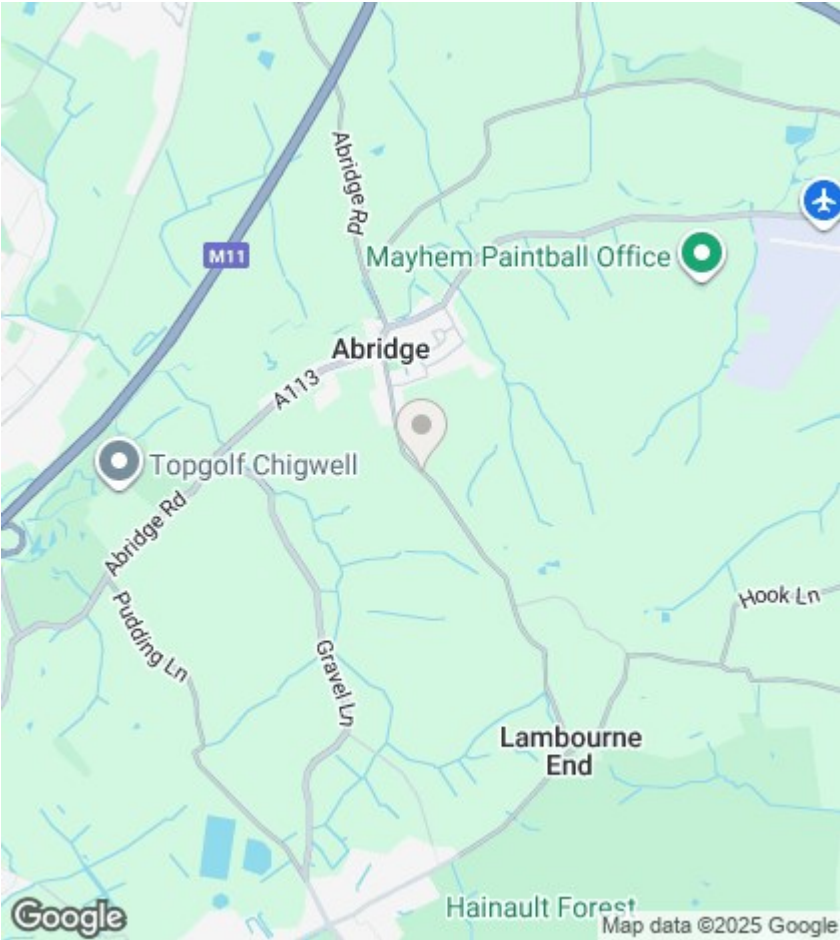
Council Band G Epping Forest

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

